

LOT 10
IN OR 1129/1496
SEA MARSH VILLAGE 2 PBK 4/16

MULLEN THOMAS G JR & HELEN E
5 WATER OAK
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0300-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00		
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,724	100	2,724	340,148
FGR	625	55	344	42,955
FOP	36	30	11	1,374
UOP	8	20	2	250
UOP	20	20	4	499
UST	78	45	35	4,370

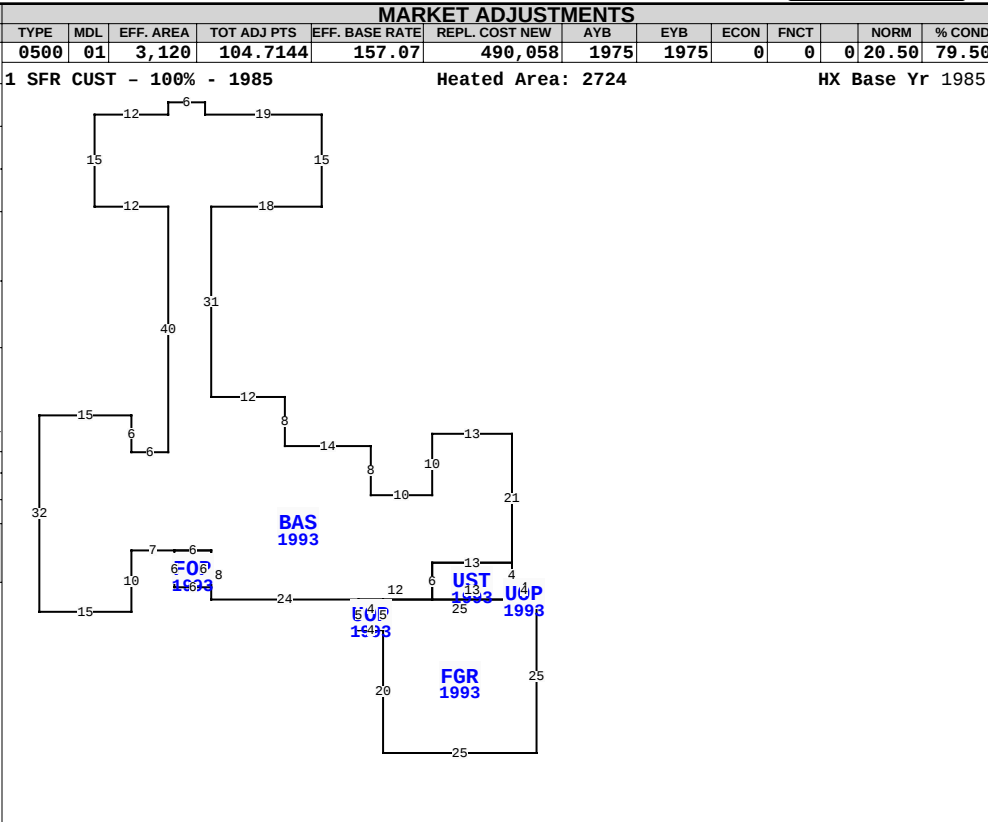
TOTALS	3,491		3,120	389,596
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0850	PEBBLE WLK	0 100	0	0	238.00	SF	3.50	3.50	100	1975	1975	3	26	217	
2	0810	CONCRETE A	0 100	0	0	81.00	SF	6.50	6.50	100	1975	1975	3	26	137	
3	1242	WD DECK A	0 100	0	0	909.00	SF	10.00	10.00	100	1990	1990	3	20	1,818	
4	0811	CONCRETE B	0 100	0	0	737.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,280	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							



5 WATER OAK, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/14/2024 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,120	104.7144	157.07	490,058	1975	1975	0	0	20.50	79.50

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		389,596
TOTAL MARKET OB/XF VALUE		4,452
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		894,048
SOH/AGL Deduction		563,942
ASSESSED VALUE		330,106
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		280,106
TOTAL JUST VALUE		894,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		826,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18547	REMODEL	2,500	10/31/2006
3560	H/AC	2,750	10/15/1990
6269	XFOB	10,166	02/06/1990
5831	REPAIR/RRF	900	06/26/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1129/1496	4/14/2003	WD	U	I	01

GRANTOR: MULLEN THOMAS G JR &					
GRANTEE: MULLEN HELEN & THOM					
0441/0603	12/01/1984	WD	Q	I	
GRANTOR:					
GRANTEE:					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 S10 W10 N8 W14 N8 W12 N31 E18 N15 W19 N2 W6 S2 W12 S15 E12 S40 W6 N6 W15 S32 E15 N10 E7 FOP=[YR=1993] S6 E6 N6 W6 \$ E6 S8 E24 UOP=[YR=1993] S5 E4 FGR=[YR=1993] S20 E25 N25 UOP=[YR=1993] N2 W4 UST=[YR=1993] N4 W13 S6 E13 N2 \$ S2 E4 \$ W25 S5 \$ N5 W4 \$ E12 N6 E13 N21 \$.